

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner III

SUBJECT: DG 5-1-06 / 05-544 / Eddie's Collision Experts / 4375 Southwest 60th Avenue / Generally located at the northwest corner of Southwest 60th Avenue and Southwest 43rd Street

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE DELETION TO THE NON-VEHICULAR ACCESS LINE OF THE "W.A.B. II INVESTMENTS," AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

The petitioner is requesting to delete an existing Non-Vehicular Access Line (NVAL) on the "W.A.B. II Investments" Plat. The NVAL is located along the eastern boundary line, parallel to Southwest 60th Avenue. This delegation request is concurrent with a site plan application for a new warehouse building on the subject site. Additionally, this request will ensure access onto the subject site via Southwest 60th Avenue and is consistent with the proposed site plan. Southwest 60th Avenue is a local right-of-way, Town of Davie Code only requires NVALs along County Roads illustrated on the adopted Trafficways Plan. Staff finds that the proposed amendment to the plat consistent with the proposed use of the subject site.

PREVIOUS ACTIONS: None

CONCURRENCES: N/A

FISCAL IMPACT: N/A

RECOMMENDATION:

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments:

Resolution, Planning Report, Justification letter, Plat, Future Land Use Plan Map, Aerial, Zoning, and Subject Site Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE DELETION TO THE NON-VEHICULAR ACCESS LINE OF THE "W.A.B. II INVESTMENTS," AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the "W.A.B. II Investments" was recorded in the public records of Broward County in Plat Book 144, Page 13; and

WHEREAS, the owners desire to delete the non-vehicular access line associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed deletion of the non-vehicular access line shown on the "W.A.B. II Investments."

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2006.

ATTEST:

MAYOR/COUNCILMEMBER

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2006.

Attachment 1 (Justification Letter)



Engel and Associates, Inc.

Architecture □ Planning
4800 S.W. 64th Avenue, Suite 104 □ Davie, Florida 33314
954.791.4810 □ Fax 954.791.4811 □ AA0003607

April 26, 2006

Mr. Mark Kutney
Development Services
Town of Davie
6591 Orange Drive
Davie, FL 33314

Re: W.A.B. II Investments - Justification

Dear Mr. Kutney:

This letter is written to provide justification for this application for removal of the non-vehicular access line from the plat. The purpose of this removal is to conform with the site plan.

Please call with any questions or comments you may have.

Thank you.

Sincerely yours,

SAM ENGEL, JR.

SEjr:cw

"W. A. B. II INVESTMENTS"

A DEPT. OF A PORTION OF THE WEST SIDE TRACT OF THE TOWNSHIP 20 SOUTH, RANGE 41 EAST OF "EVERGLADES LAND SALES CO. SUBDIVISION" (2-24 DADE COUNTY, FLORIDA) TOWNSHIP OF DADE, FLORIDA

[illegible]

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As a result, the authors conclude that the use of the proposed decision strategy, based on the fuzzy logic approach, is a promising alternative to the existing decision strategies for the evaluation of the risk of the failure of the structure under investigation.

State of
County of[illegible]

James L. Gandy

4-CHLOROPHENOL

STATE OF Florida
County of Broward 95
I HEREBY CERTIFY THAT on this day personally appeared before me Wilfred A. Brockton, to be well known to the individual described in and who executed the foregoing Will, and in acknowledgment to me that he executed the

My Commission Expires: 8-9-88
DATE

James C. Harris
Notary Public - State of

1. PEGGAT P. LEE, *Representation of the*

1. SPECIES: Red-bellied Squirrel; Date: Nov 24, 1964 Loc: Forest
 2. SEX: ♂ AGE: Adult Weight: 172 gms. Length: 172 mm.
 3. TAIL: 120 mm. Color: Black at tip. Orange-buff at base.
 4. EARS: 12 mm. Color: Black at tip. Orange-buff at base.
 5. EYES: Black Color: Black at tip. Orange-buff at base.
 6. NOSE: 12 mm. Color: Black at tip. Orange-buff at base.
 7. MOUTH: 12 mm. Color: Black at tip. Orange-buff at base.
 8. THROAT: 12 mm. Color: Black at tip. Orange-buff at base.
 9. CHEST: 12 mm. Color: Black at tip. Orange-buff at base.
 10. BELLY: 12 mm. Color: Black at tip. Orange-buff at base.
 11. FEET: 12 mm. Color: Black at tip. Orange-buff at base.
 12. CLAW: 12 mm. Color: Black at tip. Orange-buff at base.
 13. SKIN: 12 mm. Color: Black at tip. Orange-buff at base.
 14. BLOOD: 12 mm. Color: Black at tip. Orange-buff at base.
 15. OTHER: 12 mm. Color: Black at tip. Orange-buff at base.

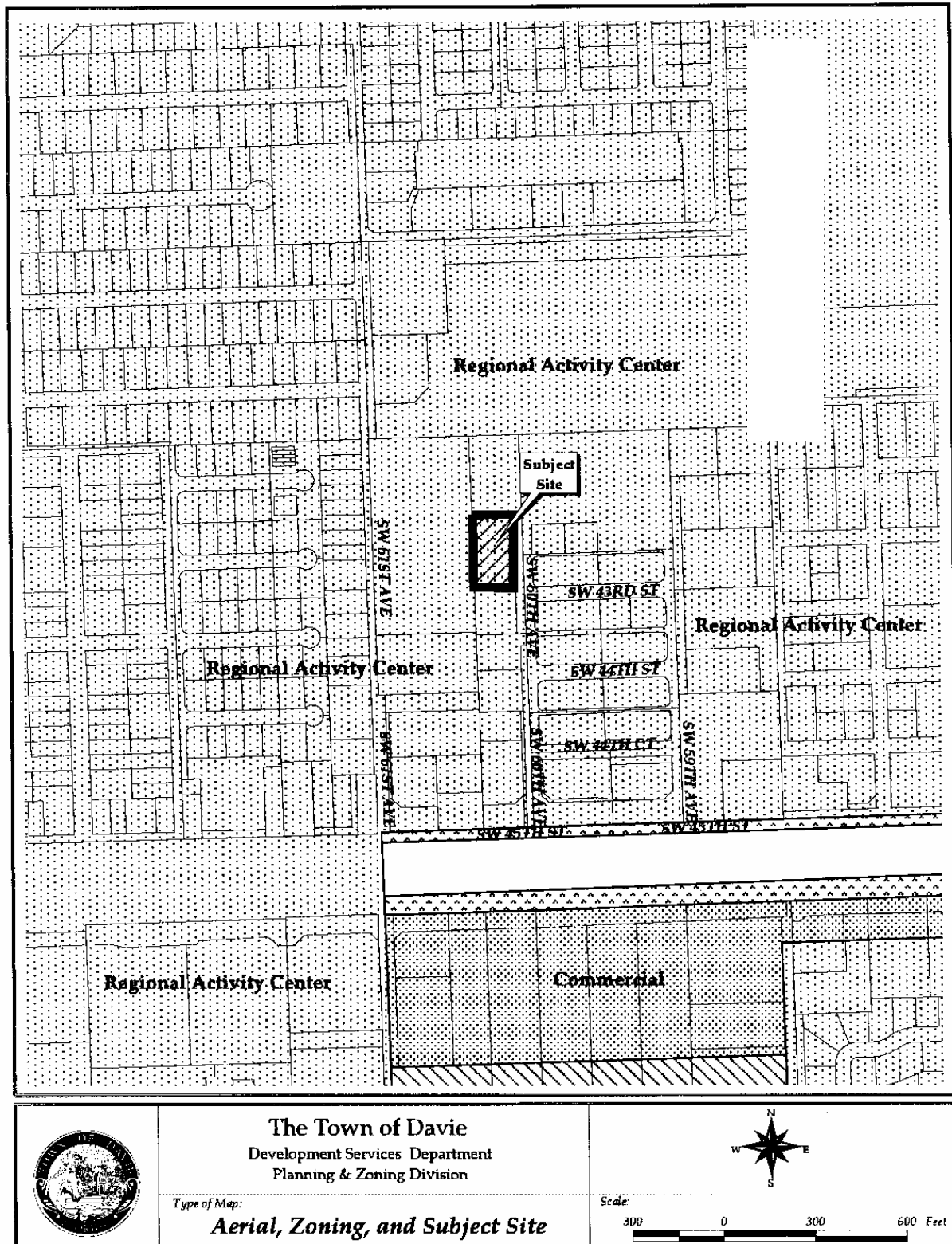
STATE OF FLORIDA REGISTRATION NO. 2972

Prepared By: LAND SURVEYORS
P. P. LEO AND ASSOCIATES, INC.
3800 Pasadena Blvd. PEBBLE BEACH, FLORIDA
3024

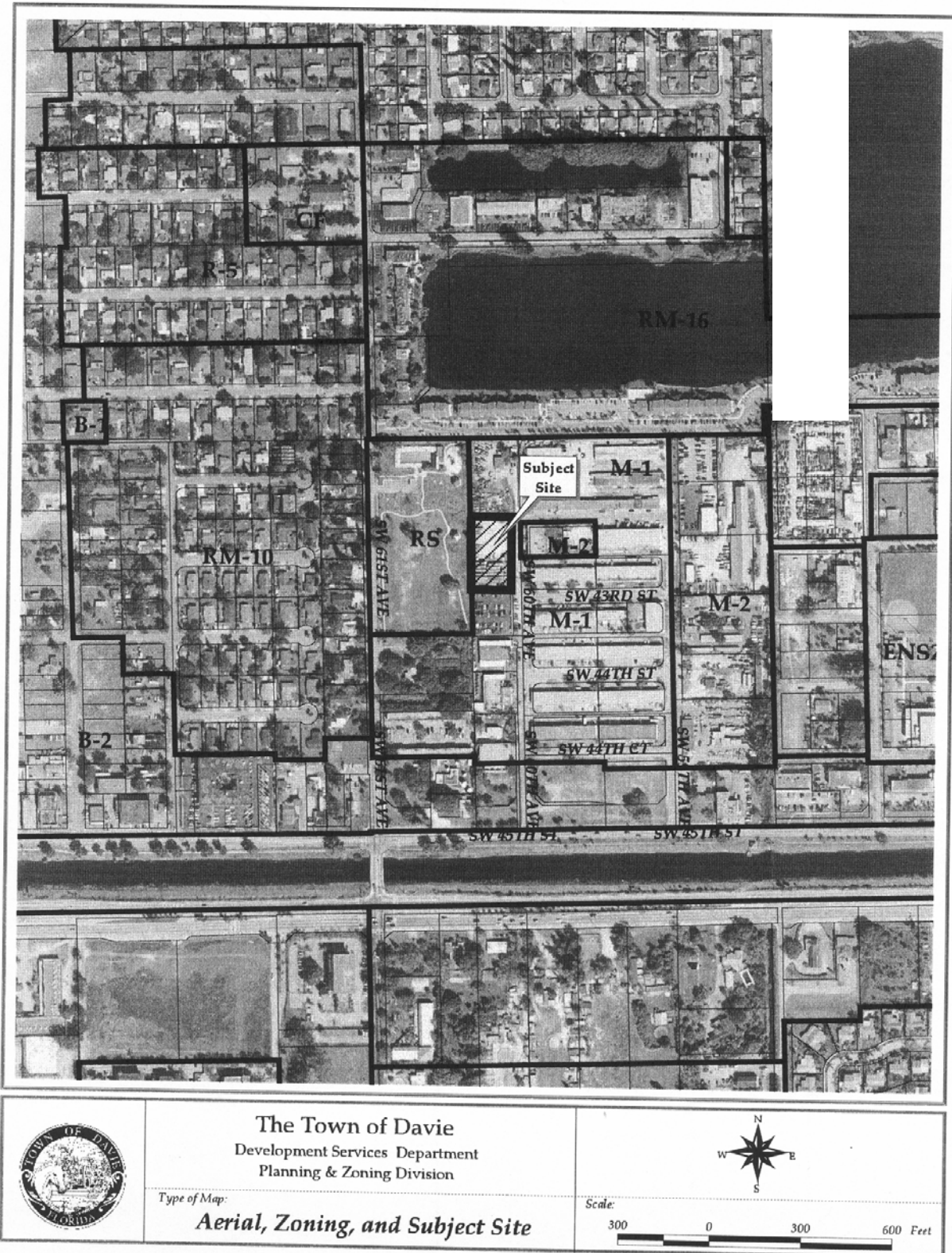
PLAY BOOK - 194 PAGE - 13
SHEET 1 of 2

R.B.K. 17488 p. 965

Attachment 3 (Future Land Use Map)



Attachment 4 (Aerial, Zoning, and Subject Site Map)



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